

# ZONING PDRM CONFIRMATION SKETCH

Maximum Allowable Occupancy:

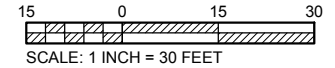
Lot A - 3,042 sq. ft.±

Lot B - 3,356 sq. ft.±

Maximum Allowable Impervious Coverage:

Lot A - 3,803 sq. ft.±

Lot B - 4,196 sq. ft.±



Prepared for:  
Greg Davis



**WESTERN AVENUE, NW**  
(120'-WIDE)

**OREGON AVENUE, NW**  
(90'-WIDE)

**PROPOSED LOT A**  
**SQUARE 2385**  
**7,606 SF±**

HOUSE  
(2,216 SF±)

**PROPOSED LOT B**  
**SQUARE 2385**  
**8,392 SF±**

HOUSE  
(2,216 SF±)

N/F  
LOT 0012,  
SQUARE 2385  
7401 WESTERN  
AVENUE, NW

4.7-48.1' FRONT  
SETBACK RANGE  
(FRONT/REAR LIMIT)

N/F  
LOT 0022,  
SQUARE 2385  
7070 OREGON  
AVENUE, NW

Zone: R-1-A

Subject to Commission of Fine Arts Review

Minimum Lot Size = 7,500 square feet

Minimum Lot Width = 75 feet

Front Building Restriction Line = none

per DC Surveyor's Office Records

Front Yard Setback Range =

Minimum and Maximum shown on each frontage,

only applies to front of house

(based on available records, field survey required to confirm)

Minimum Side Yard = 8 feet; Minimum Rear Yard = 25 feet

Maximum Structure Occupancy = 40%

Minimum Pervious Surface Coverage = 50%



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**Lot 0021, Square 2385**  
**7080 Oregon Avenue, NW**